



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS -- Regular Session
AGENDA for SEPTEMBER 25, 2006

7:30 p.m. – Roll Call

Motion to accept minutes of JULY 24, 2006 & AUGUST 28, 2006 meetings as written.

PRELIMINARY MEETINGS:

1. JOHN PIZZO (06-52) Request for:

8,687 s.f. Minimum Lot Area
8ft * 15 ft * 5 ft. Front Yard Setback (Three Front Yards)
33% Developmental Coverage

For proposed New Office Building at the corners of Temple Hill Rd., Little Britain Rd. & Rt. 207 in a PO Zone **(4-3-8)**

2. MORONEY'S CYCLE SHOP (06-53) Request for:

3.365 Acres Minimum Lot Area	20 ft. Rear Yard Setback
46 ft. Side Yard Setback	12 ft. Building Height
62 ft. Total Side Yard Setback	0.4% Developmental Coverage
50 Parking Spaces	

For proposed New 4,950 s.f. building on Union Ave. (Rt. 300) in a C Zone **(4-1-9.22 & 9.23)**

3. COPPOLA ASSOCIATES (for Douglas Crana) Request for:

36,560 s.f. Minimum Lot Area	5 ft. Side Yard Setback
55 ft. Minimum Lot Width	26 ft. Rear Yard Setback
26 ft. Front Yard Setback	

For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone **(13-8-12)**

4. COPPOLA ASSOCIATES (for Arthur Glynn) Request for:

36,560 Minimum Lot Area	5 ft. Side Yard Setback
55 ft. Minimum Lot Width	10 ft. Total Side Yard Setback
26 ft. Front Yard Setback	22 ft. Rear Yard Setback

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone **(13-8-11)**

PUBLIC HEARINGS:

- 5. ANDREW PERKAL (06-49) Request for 76 sq. ft. area and 5 ft. height for existing free-standing sign at 436 Blooming Grove Tpk. in and NC Zone (46-2-49)**
- 6. JAMES DUFFY (06-50) Request for Use Variance to permit a single family dwelling in a C Zone at 22 Old Riley Road (68-2-13.22)**
- 7. ROBERT RICCARDI (06-51) Request for 2 ft. Height for proposed fence in front yard at 4 Buttermilk Drive in a CL-1 Zone ((78-2-3)**